

ORDINANCE 96-44

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM
IL/IS TO PUD,
AND TO APPROVE THE PRELIMINARY PLAN
Re: 1020 W. Allen St.
(William H. Lutgens, Petitioner)**

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-76-96, and recommended that the petitioner, William H. Lutgens, be granted PUD designation and preliminary plan approval, and request that the Common Council consider their petition to amend the Bloomington zoning maps from IL/IS to PUD and approve the preliminary plan;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, a Planned Unit Development be designated and a preliminary plan be approved for the following property. The property is located at 1020 W. Allen St. and is further described as follows:


Part of the Seminary Lots 58 and 59 as recorded in Plat Book 1 Page 6, in the Office of the Recorder, Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of said Seminary Lot 58; thence on and along the West line of said lot NORTH 03 degrees 03 minutes 19 seconds WEST, 200.00 feet to the point of beginning; thence continue NORTH 03 degrees 03 minutes 19 seconds WEST, 642.63 feet to the South right-of-way line of a railroad; thence on and along said right-of-way SOUTH 40 degrees 05 minutes 22 seconds EAST, 622.42 feet; thence leaving said right-of-way SOUTH 00 degrees 00 minutes 00 seconds EAST, 353.51 feet to the North right-of-way of Allen Street; thence continue SOUTH 00 degrees 00 minutes 00 seconds EAST, 11.75 feet to the South line of said Seminary Lot 58; thence continue on and along said lot line NORTH 90 degrees 00 minutes 00 seconds WEST, 205.91 feet; thence leaving said lot line NORTH 03 degrees 03 minutes 19 seconds WEST, 11.77 feet to the North right-of-way of Allen Street; thence continue NORTH 03 degrees 03 minutes 19 seconds WEST, 188.23 feet; thence NORTH 90 degrees 00 minutes 00 seconds WEST, 150.00 feet to the point of beginning, containing 4.43 acres, more or less.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 6th day of November, 1996.



PATRICIA COLE, Vice President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon
this 7th day of November, 1996.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 12 day of November, 1996.

John Fernandez
JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones approximately 4.43 acres located at 1020 West Allen Street from Limited Industrial/Special Industrial Overlay (IL/IS) to Planned Unit Development (PUD). It also approves a preliminary plan that would allow both a microbrewery and Limited Industrial (L) uses on this site.

Signed copies to:
Petitioner
Planning